

ZONING CHANGE REVIEW SHEET

CASE: C14-2019-0008 – Honeycomb Park DISTRICT: 6

ZONING FROM: I-RR TO: MH

ADDRESS: 6402 McNeil Drive

SITE AREA: 4.9900 acres (217,364.4 sq. ft.)

PROPERTY OWNER: Martha M Trustees (Thomas E. Mitchell and Martha M. Mitchell)

AGENT: City of Austin – Planning and Zoning Department (Sherri Sirwaitis)

CASE MANAGER: Sherri Sirwaitis (512-974-3057, sherri.sirwaitis@austintexas.gov)

STAFF RECOMMENDATION:

Staff recommends MH, Mobile Home Residence District, zoning.

ZONING AND PLATTING COMMISSION ACTION / RECOMMENDATION:

May 7, 2019

CITY COUNCIL ACTION:

June 6, 2019

ORDINANCE NUMBER:

ISSUES: N/A

CASE MANAGER COMMENTS:

In recent years, multiple mobile home parks have been closed or slated for redevelopment. Thereby, displacing families who no longer have an affordable housing option within the city. On September 20, 2018, the City Council passed a resolution (Please see Resolution No. 20180920-096 – Exhibit C) directing the staff to initiate cases for properties currently being used as mobile home residence parks or mobile home subdivisions to zone/rezone the properties to the MH, Mobile Home Residence District, in an effort to reduce mobile park tenant displacement.

The property in question has interim zoning and is developed with a mobile home park (Honeycomb Park). This 4.99-acre tract of land fronts takes access to McNeil Drive, a major arterial roadway. To the north and south of the site, there are single-family residential neighborhoods. The tract of land to the east is developed with a retail sales use (Gifts A La Mode Collectibles). To the west, there is a single-family residence that fronts Dakota Lane and a personal services use (New Image Salon) that fronts McNeil Drive. The staff is recommending permanent MH, Mobile Home Residence District, zoning at this location as it is compatible with the surrounding uses and will bring the existing mobile home park use into conformance with the land development code regulations.

BASIS OF RECOMMENDATION:

1. *The proposed zoning should be consistent with the purpose statement of the district sought.*

Mobile Home Residence district is intended to provide locations for development of mobile home residence parks and mobile home subdivisions, with standards that ensure a residential environment and compatibility with adjoining family residence neighborhoods.

2. *Zoning should allow for reasonable use of the property.*

The proposed MH zoning will bring the existing use on the site into conformance with land development code use regulations.

3. *The proposed zoning should be consistent with the goals and objectives of the City Council.*

The City Council passed Resolutions No. 20180823-078 and 20180920-096 in order to identify and direct the staff to initiate the zoning/rezoning process for properties that contain a mobile home residence park or mobile home subdivision use to the correct MH, Mobile Home Residence District zoning category.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
Site	I-RR	Mobile Home Park
North	I-SF-2	Single-Family Residences
South	SF-2	Single-Family Residences
East	I-RR	Retail Sales (Gifts A La Mode Collectibles)
West	GR-CO, NO-MU-CO, SF-1	Personal Services (New Image Salon), Single-Family Residences

NEIGHBORHOOD PLANNING AREA: N/A

TIA: N/A

WATERSHED: Walnut Creek

SCHOOLS: Round Rock I.S.D.

Jollyville Elementary School
 Deerpark Middle School
 McNeil High School

NEIGHBORHOOD ORGANIZATIONS:

Bike Austin
 Friends of Austin Neighborhoods
 Homeless Neighborhood Association
 Indian Oaks Neighborhood Association
 Neighborhood Empowerment Foundation
 Northwest Austin Coalition
 SELTEXAS
 Sierra Club, Austin Regional Group
 TNR BCP- Travis County Natural Resources

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2017-0042 (12602 Blackfoot Trail)	LR-CO, SF-2 to CS-1-MU* *On May 16, 2017, the applicant submitted a letter amending the	8/15/17: Approved maintaining SF-2 zoning for the existing Tract 1 and GR-MU-CO zoning for the existing Tract 2, with the following conditions for Tract 2: 1) Prohibit Alternative Financial Services,	10/19/17: Approved GR-MU zoning on 1 st reading only (8-3, A. Alter, L. Pool, K. Tovo-No); J. Flannigan-1 st , P. Renteria-2 nd . 12/07/17: Motion to approve GR-MU zoning, with a public restrictive covenant document to

	<p>rezoning request to CS-MU.</p>	<p>Automotive Washing (of any type), Bail Bond Services, Drop-Off Recycling Collection Facility, Medical Office-exceeding 5,000 sq. ft. gross floor area, Medical Offices-not exceeding 5,000 sq. ft. gross floor area, Outdoor Entertainment, Pawn Shop Services, Service Station, Congregate Living, Guidance Services, Hospital Services (General), Hospital Services (Limited), Residential Treatment and Drive-In Services and 2) maintain the condition from Ordinance No. 9907722-46 that, "Pedestrian and vehicular traffic associated with a non-residential use on the Property may not access Blackfoot Trail." (7-0, D. Breithaupt, B. Evans, S. Lavani and S. Trinh-absent); J. Duncan-1st, A. Aguirre-2nd.</p>	<p>include the provision to restrict vehicular access from the Property to Blackfoot Trail. J. Flannigan-1st, G. Casar-2nd. A</p> <p>Amendment to include the provision to restrict vehicular access from Blackfoot Trail in a conditional overlay in the draft ordinance (4-5, S. Adler, O. Houston, G. Casar, A. Kitchen, J. Flannigan-No; D. Garza and E. Troxclair-off dais); K. Tovo, L. Pool-2nd.</p> <p>Main motion to approve GR-MU zoning, with access restriction in a public restrictive covenant document, on 2nd reading only (6-3, A. Alter, L. Pool and K. Tovo-No; D. Garza and E. Troxclair-off the dais).</p> <p>12/14/17: A motion to approve the ordinance for community commercial-mixed use combining (GR-MU) district zoning with conditions was made by Council Member Flannigan and seconded by Council Member Houston.</p> <p>The following additional conditions are added to the ordinance:</p> <p>Part 2: The Property with the boundaries of the conditional overlay combining district established by the ordinance is subject to the following conditions: The following uses are prohibited uses for the Property: A. Restaurants (general) B. Liquor sales as an accessory use to commercial uses is prohibited.</p>
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			<p>In addition, the motion included the approval of the new restrictive covenant to prohibit vehicular traffic associated with non-residential use on property to Blackfoot Trail.</p> <p>A substitute motion was made by Council Member Pool to approve the ordinance for neighborhood commercial –mixed use (LR-MU) combining district zoning with a conditional overlay to prohibit Restaurant (general) use, and liquor sales use as an accessory use to commercial use. The substitute motion failed on Council Member Pool’s motion, Mayor Pro Tem Tovo’s second on a 3-8 vote. Those voting aye were: Mayor Pro Tem Tovo, Council Members Alter and Pool. Those voting nay were: Mayor Adler, Council Members Casar, Flannigan, Garza, Houston, Kitchen, Renteria, and Troxclair.</p> <p>A motion to approve the provision with vehicular traffic to be included in the conditional overlay rather than the restrict covenant failed on Mayor Pro Tem Tovo’s motion, Council Member Pool’s second on a 3-8 vote. Those voting aye were: Mayor Pro Tem Tovo, Council Members Alter and Pool. Those voting nay were: Mayor Adler, Council Members Casar, Flannigan, Garza, Houston, Kitchen, Renteria, and Troxclair.</p> <p>Ordinance No. 20171214-102 was approved for community commercial-mixed use combining (GR-MU) district zoning with the</p>
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			additional conditions listed above on Council Member Flannigan's motion, Council Member Houston's second on an 11-0 vote.
C14-2011-0046 (6207 McNeil)	RR to W/LO	6/07/11: Approved staff's recommendation of W/LO-CO zoning, the CO will maintain a 40-foot buffer/building setback along the north property line of the site, by consent (5-0, G. Bourgeois- absent); P. Seager-1 st , D. Tiemann-2 nd .	6/23/11: The public hearing was conducted and the motion to close the public hearing and adopt the first reading of the ordinance for warehouse/limited office-conditional overlay (W/LO-CO) combining district zoning was approved on consent on Council Member Spelman's motion, Council Member Morrison's second on a 7-0 vote. A motion to reconsider item 130 was approved on Council Member Morrison's motion, Council Member Spelman's second on a 7-0 vote. The public hearing was conducted and the motion to close the public hearing and adopt Ordinance No. 20110623-130 for warehouse/limited office-conditional overlay (W/LO-CO) combining district zoning was approved on Council Member Spelman's motion, Mayor Leffingwell's second on a 7-0 vote.
C14-05-0086 (McNeil House Apartments: 6280 McNeil Drive)	I-RR to MF-2	8/16/05: Approved staff's recommendation for MF-2 zoning by consent (8-0, K. Jackson- absent); J. Gohil-1 st , M. Hawthorne-2 nd .	9/29/05: Approved MF-2 zoning by consent (7-0); all 3 readings
C14-01-0063 (Baunach Neighborhood Office - 12719 Dakota Lane)	SF-3 to LO	6/26/01: Approved staff's alternate rec. of NO-MU-CO zoning, with a CO to limit the permitted uses to Administrative and Professional Office and Software Development, allow for a rollback provision to SF-1 if the office use ceases, and	8/02/01: Approved PC rec. of NO-MU (6-0); all 3 readings

		limit the site to 20 trips per day; by consent (8-0)	
C14-00-2219 (12716-12728 Dakota Lane)	RR, SF-1 to GO	2/13/01: Approved staff alternate rec. of GO-CO (TR1) & LO-CO (TR2) with conditions (9-0)	3/22/01: Approved GO-CO (TR1) & LO-CO (TR2) with conditions (7-0); all 3 readings
C14-00-2218 (6514 McNeil Drive)	I-RR to GO	2/13/01: Approved staff rec. of GO-CO by consent (9-0)	3/22/01: Approved GO-CO zoning, with the following conditions: 660 vehicle trip limit and 40 foot height limit (7-0); all 3 readings

RELATED CASES: N/A

EXISTING STREET CHARACTERISTICS:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro (within ¼ mile)
McNeil Drive	100 ft	Varies	Major Arterial	None	Bike Lane	None

OTHER STAFF COMMENTS:

Comprehensive Planning

This is a city initiated rezoning case. In August 2018, City Council directed staff via a resolution to rezone twenty mobile home parks to MH (Mobile Home) in an effort to preserve existing mobile home parks and communities. In recent years, several mobile home parks have been shut down to make way for new commercial or market rate residential development, displacing hundreds of families who no longer have an affordable housing option within the city.

Regarding this case, the subject property is located on the north side of McNeil Drive on a property that is approximately 4.49 acres in size, which contains a mobile home park. The subject property is not located within the boundaries of a neighborhood planning area. Surrounding land uses include a single-family subdivision and Jollyville Elementary School to the north; to the south is a single family subdivision and an office park; to the east are retail uses and a townhouse development; and to the west are retail uses, a single family subdivision and a private school.

Connectivity

The Walkscore for this area is **58/100, Somewhat Walkable**, meaning some errands may be accomplished on foot. There are bike lanes located along McNeil Drive. Public sidewalks are located intermittently along this major arterial road, and there is no a Cap Metro Transit stop or urban trail located within a quarter mile of this site. The mobility and connectivity options in this area are limited.

Imagine Austin

The project is not located not located by an Activity Center or along an Activity Corridor. The following IACP policies are applicable to this project:

- LUT P5.** Create healthy and family-friendly communities through development that includes a mix of land uses and housing types and affords realistic opportunities for transit, bicycle, and pedestrian travel and provides both community gathering spaces, parks and safe outdoor play areas for children.
- LUT P6.** Ensure that neighborhoods of modest means have a mix of local-serving retail, employment opportunities, and residential uses.
- HN P1.** Distribute a variety of housing types throughout the City to expand the choices able to meet the financial and lifestyle needs of Austin’s diverse population.
- HN P10.** Create complete neighborhoods across Austin that have a mix of housing types and land uses, affordable housing and transportation options, and access to healthy food, schools, retail, employment, community services, and parks and recreation options.

The Austin Strategic Housing Blueprint, which is an amendment to Imagine Austin, includes goals for affordable housing in every City Council district. Some of these goals include: (1) preventing households from being priced out of the Austin; (2) providing an affordable housing choice; and (3) protecting diverse communities. This existing mobile home park is located in an area within walking distance to jobs, civic uses, a variety of commercial uses, but the mobility options are limited. This project also meets one of eight Imagine Austin’s priority programs (p. 186), namely ‘*Develop and Maintain Household Affordability Throughout Austin.*’ The rezoning appears to support the Imagine Austin Comprehensive Plan.

Environmental

The site is located over the North Edwards Aquifer Recharge Zone. The site is in the Walnut Creek Watershed, which is classified as a Suburban Watershed by Chapter 25-8 of the City’s Land Development Code. It is in the Desired Development Zone.

Under current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

<i>Development Classification</i>	<i>% of Gross Site Area</i>	<i>% of Gross Site Area with Transfers</i>
Single-Family (minimum lot size 5750 sq. ft.)	45%	50%
Other Single-Family or Duplex	55%	60%
Multifamily	60%	65%
Commercial	65%	70%

According to floodplain maps there is no floodplain within or adjacent to the project location.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

At this time, site specific information is unavailable regarding vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

Under current watershed regulations, development or redevelopment requires water quality control with increased capture volume and control of the 2-year storm on site.

At this time, no information has been provided as to whether this property has any preexisting approvals that preempt current water quality or Code requirements.

Fire

FROM: I-RR TO: MH
Parcel Area: 4.99 acres

No AFD permitted aboveground hazardous materials permit within 300 feet of the parcel.

Site Plan

Site plans will be required for any new development other than single-family or duplex residential.

Any development which occurs in an SF-6 or less restrictive zoning district which is located 540 feet or less from property in an SF-5 or more restrictive zoning district will be subject to compatibility development regulations.

Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.

FYI: Additional design regulations will be enforced at the time a site plan is submitted.

COMPATIBILITY STANDARDS

The site is subject to compatibility standards. Along the northwest SF-1, north I-SF-2, and south SF-2 property lines, the following standards apply:

- No structure may be built within 25 feet of the property line.
- No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line.
- No parking or driveways are allowed within 25 feet of the property line.
- A landscape area at least 25 feet wide is required along the property line. In addition, a fence, berm, or dense vegetation must be provided to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection.

An intensive recreational use, including a swimming pool, tennis court, ball court, or playground, may not be constructed 50 feet or less from adjoining SF-3 property.

Transportation

Per resolution 20180823-078 the City of Austin has undergone an initiative to rezone existing mobile home parks to their appropriate zoning of MH.

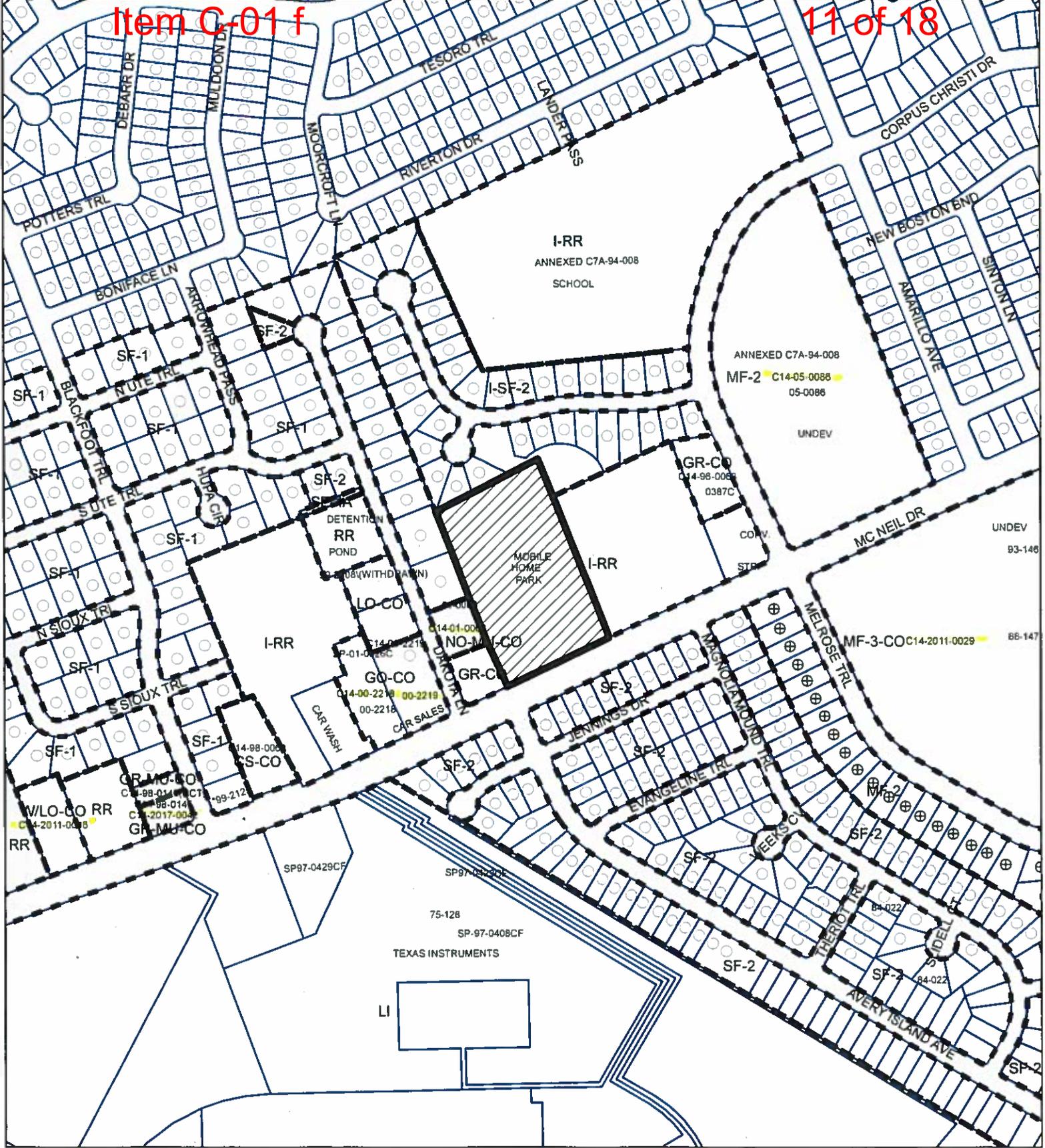
The Austin Metropolitan Area Transportation Plan calls for 140 feet of right-of-way for Mc Neil Drive. It is recommended that 70 feet of right-of-way from the existing centerline should be dedicated and/or reserved for Mc Neil Road according to the Transportation Plan prior to 3rd reading of City Council. [LDC 25-6-51 and 25-6-55].

Austin Water Utility

No comments received.

INDEX OF EXHIBITS TO FOLLOW

- A: Zoning Map
- B. Aerial Map
- C. City Council Resolutions



ZONING

ZONING CASE#: C14-2019-0008



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 400'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



Created: 1/28/2019



RESOLUTION NO. 20180823-078

WHEREAS, City of Austin has a goal of providing a diversity of housing types; and

WHEREAS, mobile home parks can provide affordable, market-rate housing options for working class families; and

WHEREAS, mobile home parks, historically, are seen by some communities as an undesirable use, which has led to discriminatory and exclusionary zoning policies; and

WHEREAS, multiple mobile home parks have been closed or slated for redevelopment in recent years, leading to tenants being displaced, including tenants at Cactus Rose Mobile Home Park and Thrasher Lane Mobile Home Park; and

WHEREAS, there are approximately 37 mobile home parks in Austin, yet a majority are not zoned mobile home residence (MH) district, including mobile home parks located in neighborhood planning areas, so a change to mobile home residence (MH) district zoning would require a zoning change and a Future Land Use Map (FLUM) amendment; and

WHEREAS, zoning mobile home parks to mobile home residence (MH) district will reduce the risk of mobile home park tenant displacement; **NOW, THEREFORE,**

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

The City Council initiates the rezoning and where appropriate, FLUM amendments, of the following properties:

(1) North Lamar Mobile Home Park located at 8105 Research Boulevard, Austin Texas, from general commercial services-neighborhood plan (CS-NP) combining district and single family residence-neighborhood plan (SF-3-NP) combining district to mobile home residence-neighborhood plan (MH-NP) combining district;

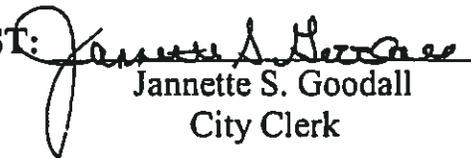
(2) Frontier Valley Mobile Home Park located at 1430 Frontier Valley Drive, Austin, Texas, from single family residence-neighborhood plan (SF-3-NP) combining district to mobile home residence-neighborhood plan (MH-NP) combining district; and

(3) Comfort Mobile Home Park located at 7307, 7401, and 7403 East Riverside Drive, Austin, Texas, from East Riverside Corridor (ERC) district to mobile home residence (MH) district.

BE IT FURTHER RESOLVED:

The City Council directs the City Manager to identify all remaining properties currently being used as a mobile home residence park or mobile home subdivision, but not zoned mobile home residence (MH) district and submit the properties to Council for initiation of the appropriate zoning cases on September 20, 2018.

ADOPTED: August 23, 2018

ATTEST: 
Jannette S. Goodall
City Clerk

RESOLUTION NO. 20180920-096

WHEREAS, On August 23, 2018, Council adopted Resolution No. 20180823-078, which in part, directed the City Manager to identify all remaining properties currently being used as mobile home residence park or mobile home subdivision, but not zoned mobile home residence (MH) district and submit the properties to Council for initiation of the appropriate zoning cases; and

WHEREAS, staff identified 20 remaining properties meeting the description in Resolution No. 20180823-078;

NOW, THEREFORE,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

The City Council initiates the zoning, rezoning, and where appropriate, future land use map (FLUM) amendments for the following properties:

(1) Royal Palms MH Community located at 7901 East Ben White Boulevard, Austin, Texas, from general commercial services-neighborhood plan (CS-NP) combining district to mobile home residence-neighborhood plan (MH-NP) combining district;

(2) Palm Harbor Homes MH Park located at 810 Bastrop Highway Southbound, Austin, Texas, from general commercial services-neighborhood plan (CS-NP) combining district to mobile home residence-neighborhood plan (MH-NP) combining district;

(3) Go-Go MH Park located at 4811 South Congress Avenue, Austin, Texas, from general commercial services-mixed use-conditional overlay-neighborhood

plan (CS-MU-CO-NP) combining district to mobile home residence-neighborhood plan (MH-NP) combining district;

(4) Phan MH Park located at 711 West Powell Lane, Austin, Texas, from general commercial services-mixed use-vertical mixed use building-conditional overlay (CS-MU-V-CO-NP) combining district to mobile home residence-neighborhood plan (MH-NP) combining district;

(5) Aero Mobile Home Park located at 101 Hergotz Lane, Austin, Texas, from family residence (SF-3) district to mobile home residence (MH) district;

(6) Tejas Mobile Plaza located at 1709 East State Highway 71 Westbound, Austin, Texas, from community commercial (GR) district and neighborhood commercial (LR) district to mobile home residence (MH) district;

(7) Templeton MH Park located at 401 Chaparral Road, Austin, Texas, from single-family residence standard lot (SF-2) district to mobile home residence (MH) district;

(8) Villa Denese located at 4511 Lucksinger Lane, Austin, Texas, from general commercial services-mixed use-conditional overlay-neighborhood plan (CS-MU-CO-NP) combining district to mobile home residence-neighborhood plan (MH-NP) combining district;

(9) Mobile Home Haven located at 11606 North Lamar Boulevard, Austin, Texas from public (P) district to mobile home residence (MH) district;

(10) Congress MH/RV Park located at 6111 South Congress Avenue, Austin, Texas from community commercial-mixed use-conditional overlay-neighborhood plan (GR-MU-CO-NP) combining district to mobile home residence-neighborhood plan (MH-NP) combining district;

(11) Jensen's MH Park located at 3201 Bureson Road, Austin, Texas from family residence-neighborhood plan (SF-3-NP) combining district to mobile home residence-neighborhood plan (MH-NP) combining district;

(12) Little Texas MHC located at 7501 Bluff Springs Road, Austin, Texas, from interim-rural residence (I-RR) district to mobile home residence (MH) district;

(13) Woodview MHC, LLC located at 1301 West Oltorf Street, Austin, Texas, from general commercial services (CS) district to mobile home residence (MH) district;

(14) Cameron Loop Mobile HP located at 2807 Cameron Loop, Austin, Texas, from rural residence (RR) district to mobile home residence (MH) district;

(15) Capitol Manor Mobile Home Park, LLC located at 1308 Thornberry Road, Austin, Texas, from interim-rural residence (I-RR) district to mobile home residence (MH) district;

(16) Patton Courts Mobile Home Park located at 7100 East US Highway 290, Austin, Texas, from general commercial services-neighborhood plan (CS-NP) combining district, general commercial services-mixed use-neighborhood plan (CS-MU-NP) combining district, and townhouse and condominium residence (SF-6) district to mobile home residence-neighborhood plan (MH-NP) combining district;

(17) Lee Hill Park located at 8001 Lee Hill Drive, Austin, Texas from warehouse limited office-neighborhood plan (W/LO-NP) combining district and general commercial services-conditional overlay-neighborhood plan (CS-CO-NP) combining district to mobile home residence-neighborhood plan (MH-NP) combining district;

(18) Wallace Trailer Park located at 423 Thompson Lane, Austin, Texas, from general commercial services-conditional overlay (CS-CO) combining district to mobile home residence (MH) district;

(19) Austin Pecan Park located at 2815 East State Highway 71 Westbound Service Road, Austin, Texas, from rural residence (RR) district, interim single-family residence standard lot (I-SF-2) district, and development reserve (DR) district to mobile home residence (MH) district;

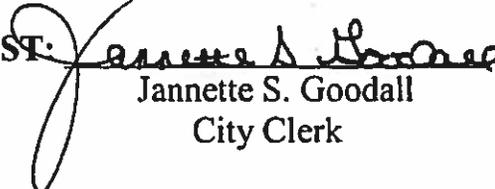
(20) Honeycomb Park located at 6402 McNeil Drive, Austin, Texas, from interim-rural residence (I-RR) district to mobile home residence (MH) district.

BE IT FURTHER RESOLVED:

The City Council initiates City Code Title 25 amendments, as necessary, to implement the zoning changes.

ADOPTED: September 20, 2018

ATTEST:


Jannette S. Goodall
City Clerk